

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday April 6, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin, B. Chandy, K. Holt, G. Lewis (7:09 p.m.), P. Plante, K. Rawn, B. Ryan,
Members absent: R. Hall, B. Pociask
Alternates present: P. Aho
Alternates absent: V. Ward, S. Westa
Staff present: Linda Painter, Director of Planning and Development
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:03 p.m. and appointed alternate P. Aho to act.

Minutes:

03-16-2015 Meeting Minutes –Plante MOVED and Chandy seconded, to approve the 03-16-2015 meeting minutes. Goodwin noted that she listened to the audio of the meeting. MOTION PASSED UNANIMOUSLY.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's monthly report.

Continued Public Hearings:

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)

Chairman Goodwin opened the continued Public Hearing at 7:05 p.m. Members present were Goodwin, Chandy, Holt, Plante, Rawn, Ryan and Alternate Aho who was seated. Painter explained the need to close and schedule a new hearing due to a notice defect. Rawn MOVED, Ryan seconded, to close the hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development, and to schedule a new hearing on the December 2014 draft of the Mansfield Tomorrow Plan of Conservation and Development for May 18, 2015 at 7:00 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

- a. **Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)**
Tabled pending May 18, 2015 Public Hearing.
- b. **Special Permit Application, Commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and East Brook W LLC; PZC File #432-6**
Tabled pending May 4, 2015 Public Hearing.

New Business:

- a. **Request for Modification, Mansfield Community Center – Community Playground, 10 South Eagleville Road, Town of Mansfield, PZC File #1173**

Painter provided an overview of the request and listed the recommended modifications identified in her April 2, 2015 motion. Curt Vincente, Director of Parks and Recreation, answered questions about the proposed playground location and design.

Ryan MOVED, Chandy seconded, that the PZC Chairman and Zoning Agent be authorized to approve the March 27, 2015 modification request for construction of a community playground on the Mansfield Community Center property, and related site work as described and depicted on submitted plans provided the following modifications are made to final construction plans prior to issuance of a Zoning Permit:

- Final construction plans shall include details for all proposed site work for review and approval by the Zoning Agent in accordance with the recommendations contained in the March 31, 2015 memo from the Fire Marshal, the April 2, 2015 memo from the Assistant Town Engineer and the following modifications to comply with Zoning Regulations:
 - At least one of the handicap accessible spaces shall be a van accessible space.
 - Parking spaces shall be a minimum size of 9 ½ feet by 19 feet.
 - Remnant stones from any stone walls displaced by the construction shall be integrated into the site.
 - Erosion and Sedimentation Control plan prepared in accordance with Article Six, Section B.4.s.
 - A statement describing excavation activities in accordance with the requirements of Article Ten, Section H.3 and H.5.
 - A note requiring coordination of construction with the operations of the Community Center to minimize impacts on the facility. When possible, construction vehicles should access the site during off-peak hours. As necessary, a traffic control person shall be used to direct traffic to and from the site. Additional parking may be needed off-site during construction to accommodate volunteer parking while ensuring adequate parking is available for Town Hall and the Community Center.

MOTION PASSED UNANIMOUSLY.

- b. **Special Permit Application, Efficiency Unit, 43 Storrs Heights Road; Ray DiCapua, PZC File #1331**
Chandy MOVED, Holt seconded, to receive the Special Permit Application (File #1331), submitted by Ray DiCapua, for an efficiency unit on property located at 43 Storrs Heights Road, as shown on plans dated 3/18/15, and as described in application submissions, and to refer said application to staff for review and comments and to set a public hearing for 5/4/15. MOTION PASSED UNANIMOUSLY.
- c. **FY2015-16 Proposed Capital Improvement Program (CIP)**
Holt MOVED, Plante seconded, that the PZC make a finding that the proposed FY2015-16 Capital Improvement Program Budget and the proposed projects contained therein are consistent with the 2006 Plan of Conservation and Development. Nothing herein shall imply PZC approval for any proposed projects. Departments involved with land use projects and site improvements must coordinate plans with the Director of Planning and Development and/or the Inlands Wetland Agent, and make such applications to the PZC or IWA as is required by the Mansfield Zoning and Inland Wetlands Watercourse Regulations. MOTION PASSED UNANIMOUSLY.
- d. **Storrs Center Phase 3: Main Street Homes (PZC File #1246-21)**
Holt disqualified herself. Painter reviewed her 3-26-15 memo and updated the Commission on the status of this project.

Mansfield Tomorrow

Zoning Focus Group Update – Painter noted that the work of the Zoning Focus Group to date will be discussed with the Commission in more detail at the April 20, 2015 meeting.

Reports from Officers and Committees

- a. **Chairman's Report** – Field Trip set for 3/15/15 at 3pm.
- b. **Regional Planning Commission** – No report offered.
- c. **Regulatory Review Committee** – Committee members are participating in Zoning Focus Group meetings.
- d. **Planning and Development Director's Report** – Painter distributed responses from UConn administration to the Town's comments on the UConn Campus Master Plan.

Communications and Bills:

Noted.

Adjournment:

The Chair declared the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Katherine Holt, Secretary